

Real Estate Opportunities in City and Suburbs for Tribune Readers

HESS BUILDING
Fourth Avenue, S. W. Corner 26th St.
70,000 Sq. Ft.
POSSESSION FEB. 1, 1921
20 Story Modern Building
10 Elevators—No Manufacturing
Brokers Protected

TWO OFFICES
IMMEDIATE POSSESSION
329-31 Fourth Ave. 125 E. 23d St.
Size 12x15 Size 12x16

FOR SALE
Or will lease for long term on net basis.
38th STREET
Bet. 7th and 8th Aves.
50x98.9
Possession 60 Days
Brokers Protected

FOR RENT
CORNER BUILDING
West Side, below 14th St.
Modern—2 Elevators
70,000 Sq. Ft.
Principals Only

FOR SALE
Six Story
LOFT BUILDING
in the Twenties
16,000 Sq. Ft.
Possession Feb. 1921
EASY TERMS

BUILDING TO LET
West Side
Below 34th Street
125,000 Sq. Ft.
Heavy Construction
Sprinkler
Possession May 1st, 1921
Principals Only

FOR SALE
Ripe for Improvement
247-263 W. 37th St.
100 ft. east of 8th Ave.
150x98.9
Plottage may be increased to include 23 lots
Terms Reasonable
Brokers Protected

FOR SALE
Ripe for Improvement
218-232 W. 40th St.
West of 7th Avenue
125.9x98.9
WILL DIVIDE
Brokers Protected

FOR RENT
BROADWAY
S. W. Cor. 41st St.
Broadway Theatre Building
TWO FLOORS
2,200 Sq. Ft. each
Possession April 1st
Brokers Protected

FOR RENT
STORE
Vicinity Union Square
About 12,000 Sq. Ft.
Fireproof Sprinklered Building
Possession May 1st
Brokers Protected

FOR SALE
136 W. 34th St.
25x98.9
Store and Basement
POSSESSION AT ONCE
LONG LEASE
Brokers Protected

FOR RENT
329-31 Fourth Ave.,
Bet. 24th and 25th Sts.
STORE & BASEMENT
38x83
Possession Jan. 1, 1921
Brokers Protected

WILL IMPROVE PLOT
60,000 Sq. Ft. with Railroad Siding
Long Island City
with 4 Story Fireproof Modern Building
To Contain 244,000 Sq. Ft. for Responsible Tenant
Occupancy Dec. 1st, 1920
Principals Only

HESS
Business Property
907 Broadway Phone Stuyvesant 4200

Office Space
Immediate possession.
Grand Central Zone
Very desirable.
For Further Information, call
DOUGLAS GIBBONS
and COMPANY
6 East 45th St., N. Y.
Tel. Vanderbilt 626

New Building
2 blocks subway station
15,000 Net Square Ft.
Will Lease 21 Years
At \$1.50 per Sq. Ft.
Possession Jan'y 1st
PRINCIPALS ONLY
Jesse C. Bennett & Co.,
30 East 42d St.

TO LEASE
15,000 Sq. Ft.
IN THE
FINANCIAL DISTRICT
Possession about
May 1, 1920.
Write or call for particulars.
67 Liberty St., N. Y. City. Tel. Cortlandt 4014

Part Store and Basement
to Rent.
Immediate Possession.
Wonderful Bargain.
17th Street and Union Square.
7,000 SQUARE FEET.
ABOUT 11 PER SQUARE FOOT.
EXCELLENT FOR SALESHOOP,
OFFICE AND STOCK.
Arthe Levy & Bernhard Co.,
31 UNION SQ. WEST, N. Y.

STORES TO LET
N. W. Corner
6th Ave. & 54th St.
RENTS
\$1,500 to \$3,500
N. A. Berwin & Co., 56 W. 45th St.

FOR RENT
three floors below City Hall, for light manufacturing or storage purposes.
B. Box 764, Tribune Office.
MANUFACTURING OR STORAGE

All Bargains
50 ft., new law, 50x100. Rent \$12,000
75 ft., new law, 50x100. Rent 16,000
50x90, eight-story, corner, fireproof loft. Price \$110,000. Cheapest corner in city.
Two 50-ft., seven-story lofts; sprinklered. Rent \$28,000. Price \$250,000. Only \$65,000 cash required.
50-ft., nine-story fireproof loft. Sprinklered. Rent \$28,000. Price \$300,000. Price \$225,000. Splendid investment with big opportunity for advance, and large income.
Three five-story apartments, wide avenue, Bronx. Rent \$34,000. Price \$210,000. Open to an offer.
Out-of-town owner anxious to sell.
50x100, six-story apartment, vicinity 110th St. and Broadway. Rent \$18,000. Price \$110,000 for quick sale. Net income \$8,000. Yearly annuity on investment of \$30,000, at present reasonable rates.

BYRNE & BOWMAN
30 East 42nd St.
5 Story Building
Fulton and Front Street District
4800 sq. ft.
Suitable for chemical, shipping, etc.
Possession May 1st.
PEASE & ELLIMAN
Downtown Office
55 Liberty St.
Telephone Rector 6649

FOR SALE
At Pre-War Price
Possession 90 days to close an estate. Fine residence in excellent condition, 4 story and basement, pantry and dining room extension, at 120 West 73 St. near Park.
PRICE \$47,500
CLARK T. CHAMBERS
Murray Hill 7520 553 Fifth Ave.

ATTENTION
Desirably situated corner, 100x100, 6-story elevator apartment house, OLD RENTS \$20,000, can be \$34,000—October, Price \$225,000.
We also have other desirable property for sale, which can be had cheap on favorable terms.
H. T. WOOD, 220 Broadway

For Sale
WITH
POSSESSION
40th St., 9 and 11 East
(Near 5th Ave.)
Yale & Towne Bldg.
12-story store and office building; size 50x95.6. Possession of store, basement and 5 floors May 1st.

156 West End Ave.
Northeast corner 67th St. 5-story and basement; heavy construction; electric elevators; sprinklered; size 128x100.6. Possession entire building May, 1921.

1936 Broadway
Southeast corner Broadway and 45th St. 5-story, 28x100x212-regular. Possession May 1st.

24th St., 27 East
Bet. 4th and Madison Aves. 3-story building, 20x49. Possession.

22d St., 22 East
Bet. Broadway and 4th Ave. 5-story loft building, 20x98.9; equipped with 2 large fireproof vaults. Immediate possession.

19th St., 39 East
8-story store and loft building, size 25x100. Possession entire building Feb. 1st, 1921.

17th St., 35 West
11-story store and loft building, size 50x100. Possession entire building Feb. 1st, 1921.

78 Fifth Ave.
Adjoining corner 14th St. 10-story building, 30x107. Possession of store, basement and 7 lofts Feb. 1, 1921.

97 Park Place
Produce section, near Washington St. 5-story building, 24x77. Possession May 1st.

273 Greenwich St.
Adjoining corner Murray St. 5-story loft building, 38x66x irregular. Possession at once.

166 William St.
With "L" to 41-43 Beekman St. 6 stores and basement, size 26x 60.10x33.19x40.8. Plot 2,500 sq. ft. Possession 60 days.

The East 75th St.
COLONY of MODERATE PRICED PRIVATE HOUSES
A new residential colony is being formed in the Lenox Hill Section. The block is controlled by a group who intend to restrict its development to a high class dwelling center. The houses are being resold for alteration and are
Offered at Moderate Prices, \$25,000 to \$30,000
Four stories, 16 to 20 ft., good rears. Between Lexington and Third Avenues. A sufficient number have been sold to insure the success of the enterprise. Early possession.
Applications Made to Either
Douglas L. Elliman & Co.,
414 Madison Ave.
Murray Hill 6999.
Harris, Vought & Co.,
Successors to Harris & Vought
569 Fifth Ave.
Vanderbilt 51.

OWN YOUR OWN APARTMENT
These apartments will be ready for occupancy about October 1st, 1920.
A few choice apartments are still available to be sold to desirable people on a CO-OPERATIVE BASIS, effecting a saving of about 2-3 of your rent.
Prices from \$3,600 and up. Particulars on request.
LORING CONSTRUCTION CO., INC.,
Room 706, 1 W. 34th St., New York. Greeley 1283

Big Values For Your Investment
COLUMBUS CIRCLE
Automobile concerns, take notice of a large plot, 125x160, with immediate possession, near 45th St. and Columbus Circle. Can be bought for \$225,000. Easy terms.
21st St., NEAR 5th AVE.
10-story loft building, with 3 elevators, 25 x 100, with possession of entire building February, 1921. Can be bought at a big bargain with \$40,000 cash; balance 5 years, first mortgage.
20th St., NEAR 5th AVE.
11-story loft building, with 3 elevators and 100% sprinklers; now renting for \$5,000 with a deflection of traffic from the street. Will rent for \$40,000. Can be bought for \$100,000, with \$75,000 cash; balance long term mortgage.

Henry I. Cooper, 200 Broadway. Tel. Cort. 5283

PENNSYLVANIA BUILDING
7th Ave., 30th to 31st St.
Adjoining Penn. Station.
17 Story Building,
About 20,000 Feet Per Floor.
SUITABLE FOR
FLOORS,
OFFICES—SALESROOMS
STORES.
Apply to your own Broker or
REGENT REALTY CO.,
85 WEST 41ST ST.

FOR SALE
Heavily Constructed Loft
42x127.6—SIX STORIES
22 & 24 JONES ST.
OR 12th Ave. and Christopher St. of Subway and Elevated Lines
Light on 4 sides. Live steam.
Possession January 1, 1921
Make Your Rent Less Than
42c per SQ. FOOT
including amortization of mortgage
INCREASING EQUITY
MILLARD SHRODER
210 Madison Ave. Murray Hill 5519.
BROKERS PROTECTED

Mortgage Money
\$3,350,000
for loans
on choice centrally located Manhattan properties.
(Assignments accepted)
Chas. F. Noyes Co.
Tel. John 2000 92 William St.

BRYAN L. KENNELLY
ESTABLISHED JULY, 1847.
BRYAN L. KENNELLY, INC., WILL SELL
AT AUCTION
SPECIAL SALES DAY
Wednesday, April 7th, 1920
EXECUTORS' SALES
To Close Estate of Emma Lawrence Jacob, Dec'd.
LAWRENCE JACOB AND LEONARD JACOB, EXECUTORS.
35 EAST 19th STREET
4 Story Building. Size 12x32.
Estate of Doris Kezeler, Dec'd.
EMMA KEZELER HUBER AND LYDIA KEZELER, EXECUTRICES.
326-330 EAST 27th STREET
2 and 3 Story Front and Rear Tenements. Size 7x32.5x14.
To Close Estate of Isaac Geary, Dec'd.
BY ORDER OF THE HEIRS
207-209-211 CANAL STREET
Three 6 story buildings with stores. Size 7x32x14.
318-320 MADISON ST. & 139 BLEECKER ST. &
34-36 Gouverneur St. 531 West Broadway.
Southeast Corner—Three 4 story tenements. Size 7x32. Immediate possession.
Northeast Corner—Four and 6 story loft building. Size 25x100. Immediate possession.
155 WEST 118th ST.
Four story dwelling, with finished basement. Size 12x20.
144 LUDLOW ST.
Five-story front and 4 story rear tenements with 4 stores. Size 12x23.
Estate of Thomas F. O'Connor, Dec'd.
316 EAST 31st STREET
A 4 story dwelling. Size 22.5x98.8.
GEORGE J. GILLESPIE, ATT'Y., 20 WEST ST.
BY ORDER OF SISTERS OF ST. ZITA'S HOME
221-223 EAST 79th STREET
Two 4 story buildings. Size 20x12.5.
FRANCIS J. HOGAN, ATT'Y., 211 BROADWAY.
113 WEST 96th ST.
Five story double flat. Size 12.5x100.
141-143 WEST 132d ST.
Two 3 story dwellings. Size 17.5x99.11.
FOR ACCOUNT OF FORMER PURCHASER.
Estate of Henriette T. Blatchford, Dec'd.
BY ORDER OF JAMES H. WAINWRIGHT & CHAS. M. ENGLISH, TRUSTEES.
SOUTH SIDE OF ADEE AVENUE
Block front bet. Baines and Mathews aves.; 7 1/2 story dwellings. Size 30x298.
235-255 THIRD AV.
Near 19th St.—Two 3 story buildings, with extension. Size 36.2x75. Suitable for business.
GELLER HOLSTON & BLANC, ATT'Y., 20 Exchange Place.
606 UNION AV., BRONX
Near 149th St. Subway—Four story brick house. Size 17.5x98.
PLAINFIELD, N. J.
402-406 WEST 7th STREET
3 Story Dwelling with Garage and Large Barn.
Occupying Block Front Between New Street and Central Avenue. Size 30x260.
Write for Illustrated Bookmaps
BRYAN L. KENNELLY, 156 Broadway. Tel. Cort. 1547

Commercial Survey Along Queensboro Subway Shows—

Realty Near Lexington Avenue and Jackson Avenue Stations Strongly Held and at High Prices; Also There Is Comparatively Little Property for Sale

Recent big purchases of land and buildings in the Queensboro Plaza section of Long Island City by prominent business interests have led to the opinion being expressed that the transit hub of Queens will develop, eventually, into the "Herald Square" of that borough. The underlying cause of the interest displayed in the Queensboro Plaza district, is the approaching early operation of the Broadway and Fifty-ninth Street spur of the Brooklyn Rapid Transit system to the Queens Plaza station, by way of Sixtieth Street and East River tunnel. When this line is in operation, Queens will then, for the first time, have dual rapid transit service and direct connection with Brooklyn, by way of Manhattan.

Consistent with the greater development of the Queens Plaza section, it is anticipated that the Interborough Company will influence the development of the section around the Jackson Avenue viaduct and the proximity of the zone to the larger number of manufacturing plants located along West Avenue and the East River waterfront from below Fourth Street to above Eighth Street. Because of the close proximity of this manufacturing center and the demand for East River waterfront in this vicinity properties in and adjacent to the zone are being held at high prices. The vicinity is a general store and business center, with the Corn Exchange Bank probably the most prominent neighborhood institution.

At Manhattan End of Tube Study of these two sections leads to rather interesting speculation as to what is to be the future of property in Forty-second Street, east of Lexington Avenue, now that an active campaign is being waged to take over the square block between Park and Lexington Avenues, Forty-first and Forty-second Streets, for the construction of "Victory Hall." With the Commodore Hotel occupying the frontage in the north side of Forty-second Street to as far east as Lexington Avenue, "Victory Hall," built as projected, and the Grand Central station spur of the Third Avenue Railroad removed, there will remain practically no East Forty-second Street property available for improvement, except in the block from Lexington to Third Avenue.

Owners of property in this block front, being familiar with the situation and having in mind the progress made recently in the development of Lexington Avenue, north of Forty-second Street, are said to have increased their prices materially. Their decision to do this undoubtedly was influenced by the recent unprecedented demand for office and store space in the Forty-second Street and Grand Central district, as also by the fact that there is room for further expansion only in the direction of Lexington Avenue, in which thoroughfare the most recent development has been the incorporation of the International Exposition of Industries, which is a permanent manufacturers' sales center operated by the Merchants and Manufacturers' Exchange of New York.

Rent Situation Has Proved Economy of Co-operative Houses
Announcement was made yesterday by Douglas L. Elliman & Co. that subscriptions have been obtained for about \$250,000 of the \$440,000 of capital stock of 20 Park Avenue, Incorporated. The subscribers are prominent in social, professional and business circles, among them being Henry F. du Pont, of the du Pont Company; Louis K. Lizgett, president of the United Drug Company and the Liggett drug stores; William A. Fairburn, president of the Diamond Match Company; C. A. Water, president of the William C. Atwater Coal Company; J. G. Berglund, president of the American Gas Accumulator Company; Gerald L. Redmond, W. H. Nichols Jr., C. W. Nichols and W. H. Nichols Jr. of the Nichols Chemical Company; Grant McDonald, banker; Mrs. Elizabeth H. Butler, Dr. Dudley Roberts, Sanford H. Steele, Mrs. Lawrence Jacob, Frank S. Voss, C. L. Pausher, Dr. Lewis G. Cole, Charles D. Wetmore architect; Fred T. Ley, treasurer of Fred D. Ley & Co., and J. T. Terry. The sixteen-story apartment building, to be known as 290 Park Avenue, will occupy the block bounded by Park and Vanderbilt avenues, Forty-eighth and Forty-ninth avenues. Each floor will contain six apartments, which, in addition to living rooms, dining rooms, chambers, maids' rooms and kitchens, will have salons, foyers, dressing rooms, pantries, storerooms, bathroom and an exceptionally large amount of closet room. In all there will be ninety apartments. The building will be erected by the Fred T. Ley Company, Inc., from plans prepared by Warren & Wetmore, architects. The ground floor of the new building will contain a large public garage, a foyer, several lounges and offices, a grill and kitchen. The property will be free and clear of mortgage indebtedness, and will be cooperatively owned. Subscriptions to the stock range from \$32,000 to \$100,000, and each stockholder will be the owner and occupant of an apartment. The market rental value of which will range from \$4,000 to \$15,000. The total rental value of the building will be almost \$900,000.